



## King County Department of Assessments

### Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name:** West Bellevue

**Previous Physical Inspection:** 1994

#### Sales - Improved Summary:

Number of Sales: 705

Range of Sale Dates: 1/97 – 12/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$251,100	\$187,800	\$438,900	\$498,600	88.0%	17.92%
1999 Value	\$286,800	\$204,800	\$491,600	\$498,600	98.6%	12.59%
Change	+\$35,700	+\$17,000	+\$52,700		+10.6%	-5.33%*
%Change	+14.2%	+9.1%	+12.0%		+12.0%	-29.74%*

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -5.33% and -29.74% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$295,900	\$185,000	\$480,900
1999 Value	\$335,900	\$205,300	\$541,200
Percent Change	+13.52%	+10.97%	+12.54%

Number of improved Parcels in the Population: 6423

#### Population - Non-Waterfront Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$216,300	\$163,200	\$379,500
1999 Value	\$243,700	\$183,900	\$427,600
Percent Change	+12.67%	+12.68%	+12.67%

Number of improved Parcels in the Population: 5981

Executive Summary Report - West Bellevue (*continued*)

**Population - Waterfront Improved Parcel Summary Data:**

	Land	Imps	Total
1998 Value	\$1,373,400	\$480,100	\$1,853,500
1999 Value	\$1,583,600	\$494,300	\$2,077,900
Percent Change	+15.31%	+2.96%	+12.11%

Number of improved Parcels in the Population: 442

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

**Conclusion and Recommendation:**

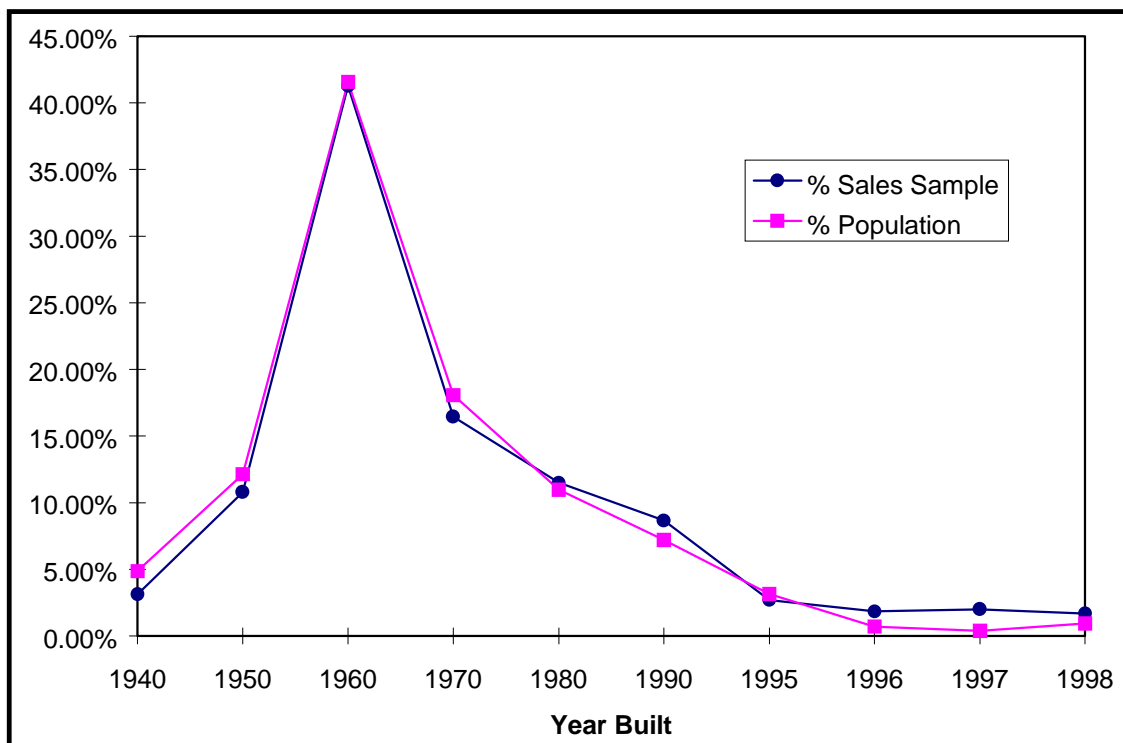
Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

*(more on next page)*

### Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1940	22	3.12%
1950	76	10.78%
1960	291	41.28%
1970	116	16.45%
1980	81	11.49%
1990	61	8.65%
1995	19	2.70%
1996	13	1.84%
1997	14	1.99%
1998	12	1.70%
705		

Population		
Year Built	Frequency	% Population
1940	312	4.86%
1950	780	12.14%
1960	2670	41.57%
1970	1161	18.08%
1980	705	10.98%
1990	463	7.21%
1995	202	3.14%
1996	45	0.70%
1997	25	0.39%
1998	60	0.93%
6423		

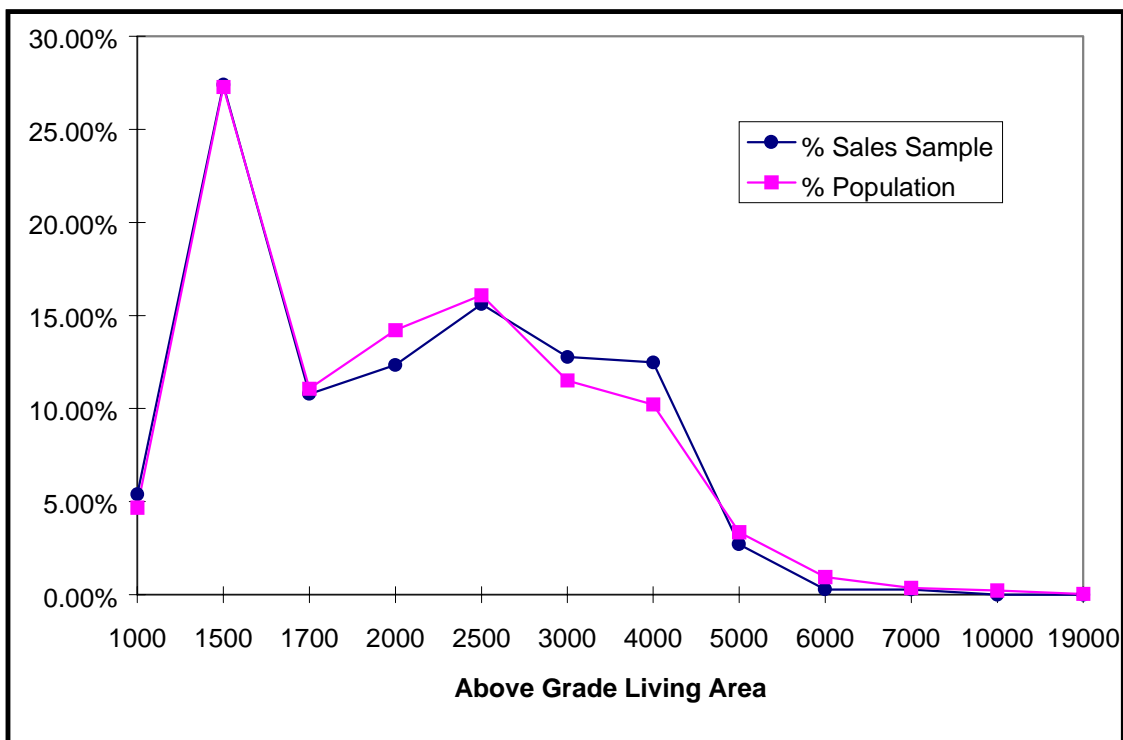


Newer houses (after 1995) are slightly over-represented, but the sales mirror the population well overall.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
1000	38	5.39%
1500	193	27.38%
1700	76	10.78%
2000	87	12.34%
2500	110	15.60%
3000	90	12.77%
4000	88	12.48%
5000	19	2.70%
6000	2	0.28%
7000	2	0.28%
10000	0	0.00%
19000	0	0.00%
705		

Population		
Above Gr Living	Frequency	% Population
1000	301	4.69%
1500	1751	27.26%
1700	711	11.07%
2000	913	14.21%
2500	1033	16.08%
3000	739	11.51%
4000	656	10.21%
5000	216	3.36%
6000	61	0.95%
7000	24	0.37%
10000	15	0.23%
19000	3	0.05%
6423		

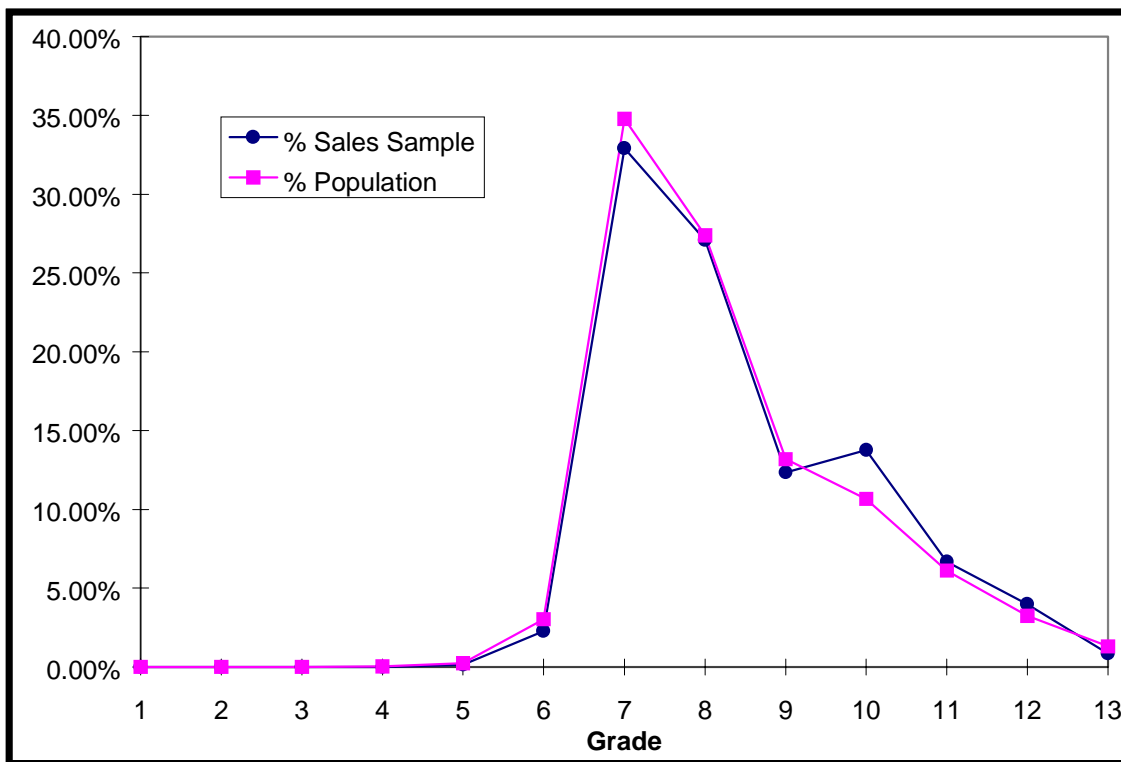


The largest segments of the population are well represented.

### Sales Sample Representation of Population - Grade

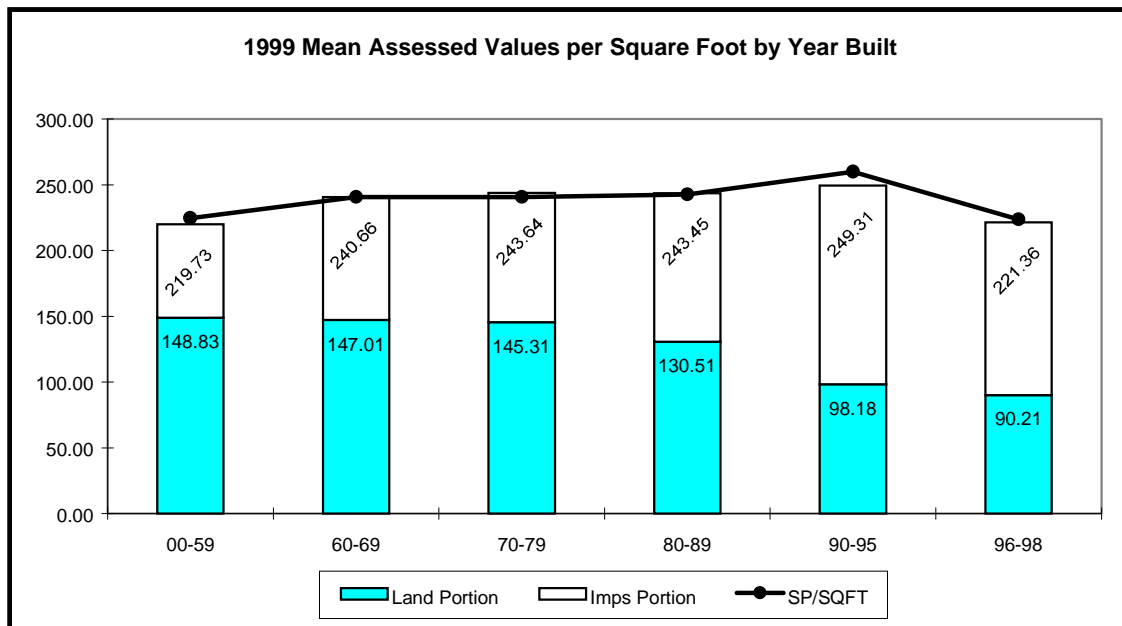
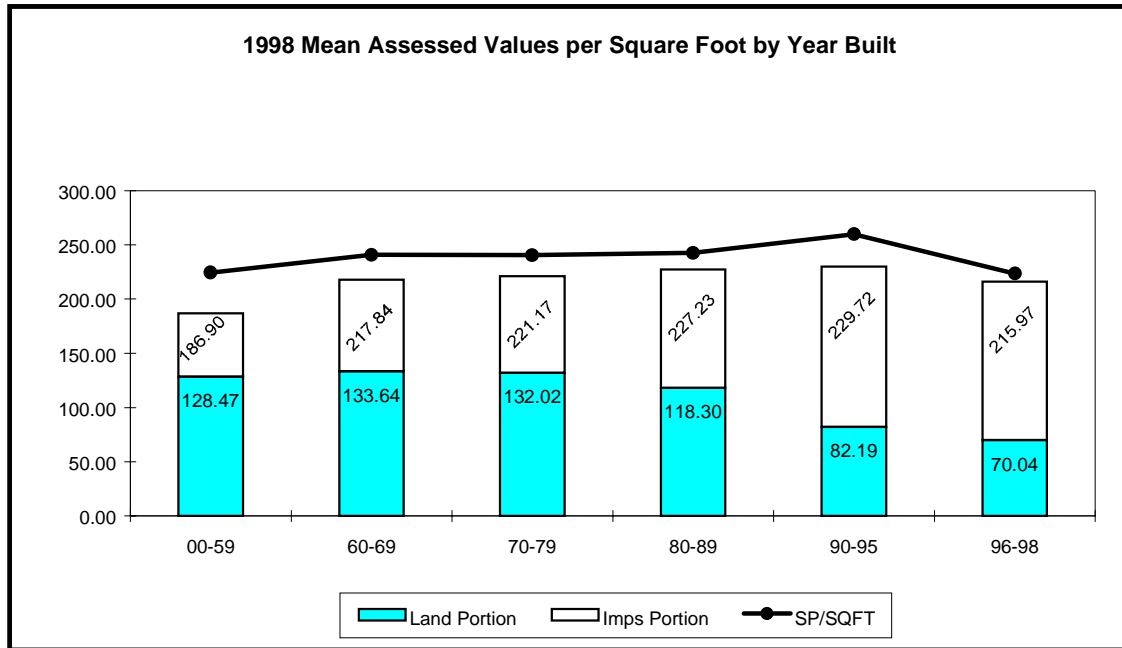
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.14%
6	16	2.27%
7	232	32.91%
8	191	27.09%
9	87	12.34%
10	97	13.76%
11	47	6.67%
12	28	3.97%
13	6	0.85%
705		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	15	0.23%
6	195	3.04%
7	2234	34.78%
8	1759	27.39%
9	847	13.19%
10	685	10.66%
11	393	6.12%
12	209	3.25%
13	84	1.31%
6423		



The sales mirror the population reasonably well in this category.

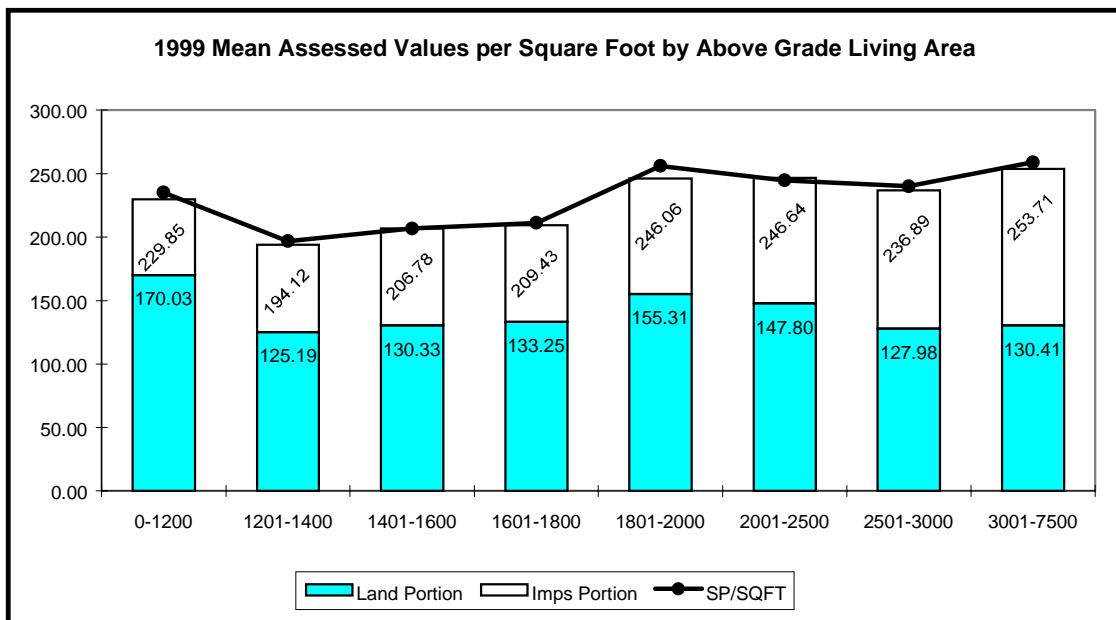
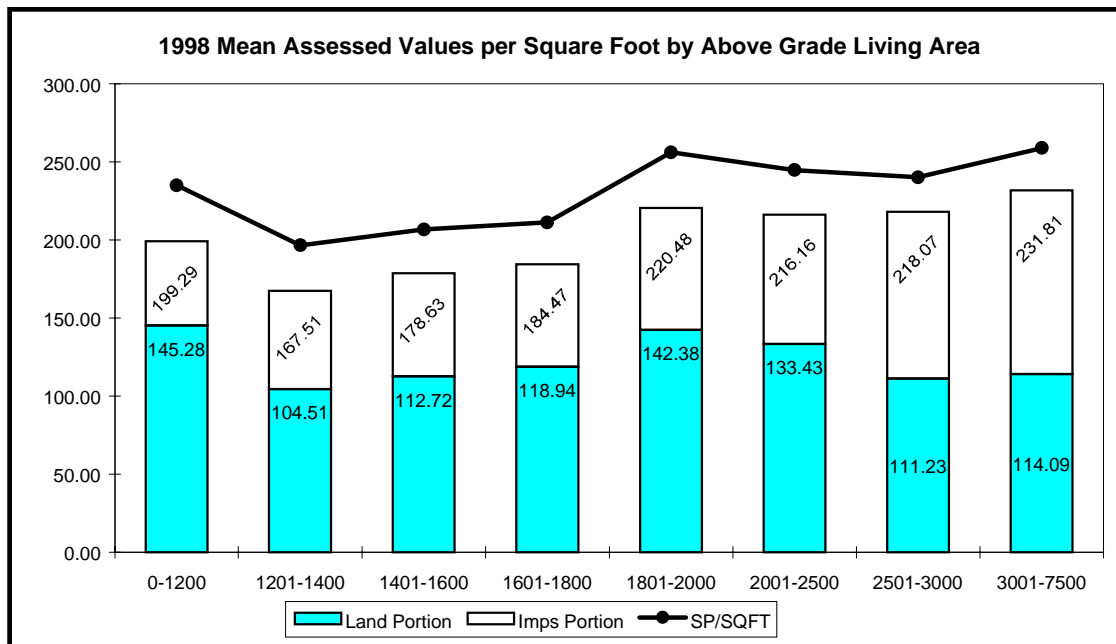
## Comparison of 1998 and 1999 Per Square Foot Values by Year Built



These charts show the significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

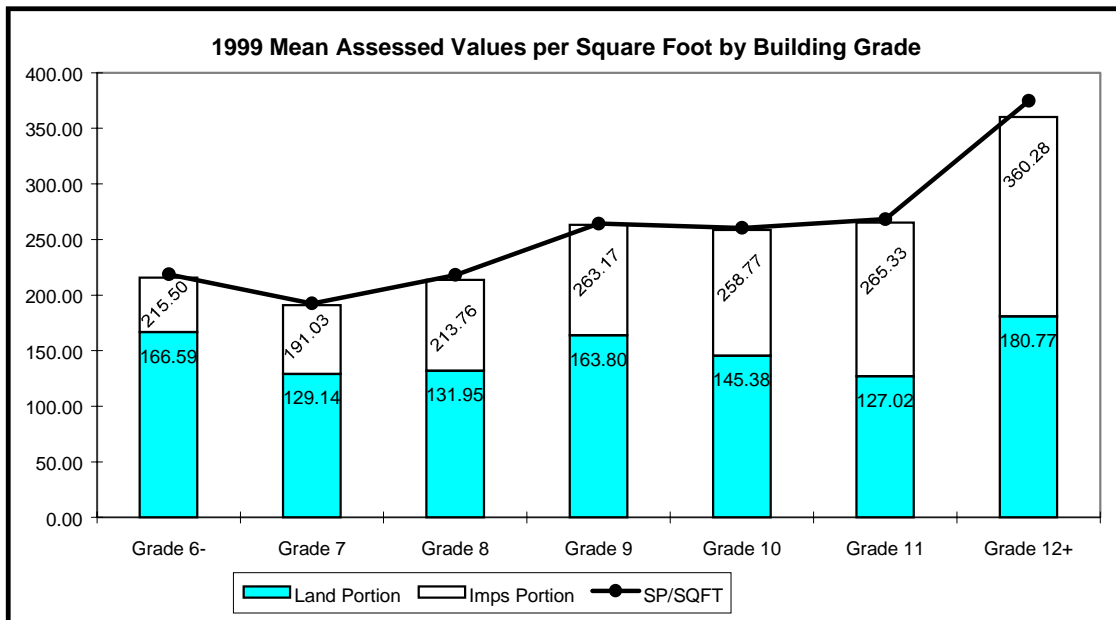
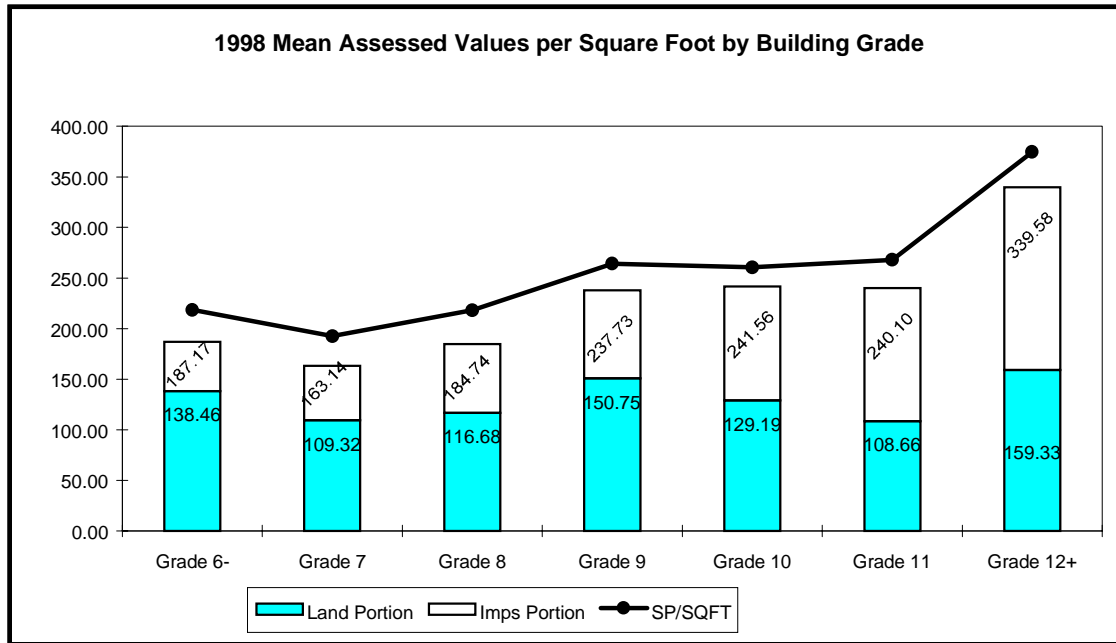
The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts clearly show a significant improvement in assessment level & uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts clearly show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.